



51 Finchfield Road West, Finchfield

THOMAS HARVEY
ESTATE AGENTS

A Most Beautifully Presented Two Bedroom Character Terraced Property. Having Been Recently Restyled With No Expense Spared To Create A Stunning & Contemporary Home!

51 Finchfield Road West, Finchfield, Wolverhampton, WV3 8BB

Asking Price: £200,000

Tenure: Freehold

Council Tax: Band B – Wolverhampton

EPC Rating: D (68) No: 5335-7722-9400-0717-6292

Total Floor Area: 758.4sq feet (70.5sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

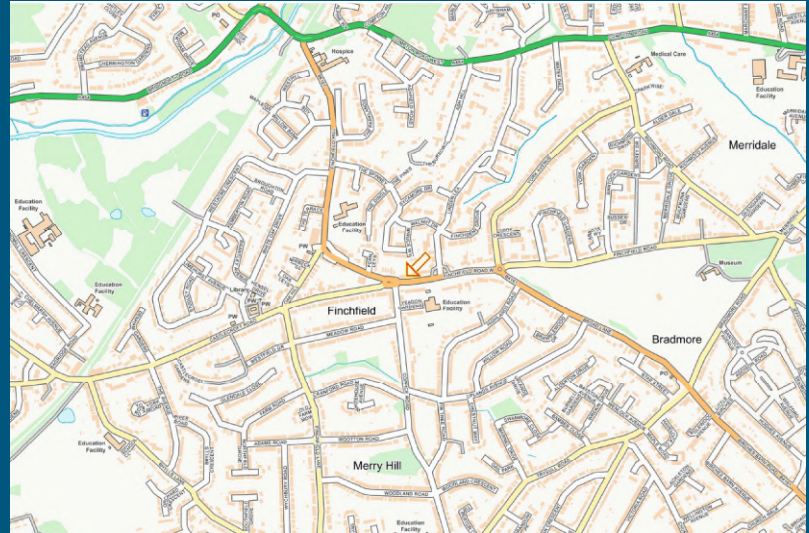
Occupying a pleasant & prominent position within walking distance of Finchfield Centre, this stunning mid-terraced house has been extensively restyled by the present owners to create a most charming & stylish interior, with no expense spared to create a contemporary interior whilst retaining the charm & appeal of a period property.

Internal inspection is highly recommended to appreciate the thought & design gone into creating undoubtedly one of the finest examples of its type, a perfect opportunity for purchasers requiring a bespoke luxury home ready to just move into! Designed to utilise the maximum space, the well planned layout includes with a number of striking features throughout including trendy décor, quality (or original) flooring, new double glazed windows & external doors, smart bathroom on the first floor with matt black fittings and a converted utility at the rear.

At approx. 758.4sq feet, the gas centrally heated & double glazed accommodation includes front living room with feature fireplace, internal access to cellar storage and a rear sitting/ dining room with open archway to the kitchen. This area creates an excellent open living space. A concealed staircase leads to the first floor where there are two double bedrooms and a smart white bathroom. At the rear of the house is a courtyard with an outbuilding which has been converted to a most useful utility area/ storage.

Within walking distance of the majority of amenities at Finchfield Shopping Parade, including excellent schools in both sectors, public transport links and having the favoured attraction known as Bantock Park only 200 metres away. The city centre is also a short distance away at less than approx. 2miles, therefore ideal for commuting to principal towns & cities.

Viewing is highly recommended to appreciate this most individual property being a superb example of its type!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Living Room: 10'9" (3.32m max) x 10'3" (3.13m)

Front composite door with opaque window over, feature matt black period style cast iron fire place with decorative surround & tiled hearth, covered radiator, wood effect LVT flooring and double glazed sash window to front, fitted with black plantation style shutters. Under the stairs, access leads to the

Dining/ Sitting Room: 10'9" (3.32m max) x 10'5" (3.20m)

Covered radiator, concealed staircase to first floor, engineered wood flooring, double glazed sash window to rear and open archway to:

Kitchen: 9'2" (2.80m) x 5'8" (1.76m)

Fitted with a smart matching suite of white units comprising Belfast sink with mixer tap, a range of base cupboards & drawers with matching solid wood worktops, coved suspended wall cupboards, built in electric oven, dishwasher, stainless steel 4-ring gas hob with matching extractor hood over, floating wall shelves, white brick glazed tiled splashbacks, recessed ceiling spot lights, engineered wood flooring, double glazed side window and uPVC double glazed matching door.

First Floor Landing:

Bedroom One: 10'10" (3.32m max) x 10'4" (3.16m)

Radiator, built in cupboard/ wardrobe, coved ceiling, wood stripped flooring and double glazed sash window to front, fitted with black plantation style shutters.

Bedroom Two: 10'9" (3.32m max) x 10'7" (3.26m)

Radiator, wood stripped flooring and double glazed sash window to rear. Access leads to:

Bathroom: 9'2" (2.80m) x 5'9" (1.76m)

Fitted with a Heritage style luxury white suite with a number of contemporary matt black fittings and includes free standing roll top bath with overhead rainfall shower head, separate handled spray & curtain over, low level WC, vanity unit, black period style radiator, white glazed brick style tiled walls, wood effect LVT flooring and double glazed opaque window to rear.

Utility/ Storage: 6'2" (1.91m) x 5'9" (1.76m)

Wall mounted gas fired Worcester central heating boiler, worktop, plumbing for washing machine, power, lighting and double glazed opaque window to rear.

Rear Courtyard: Mainly paved with surrounding fencing and side passage to front exterior.

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







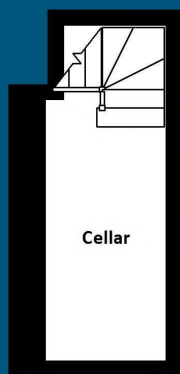




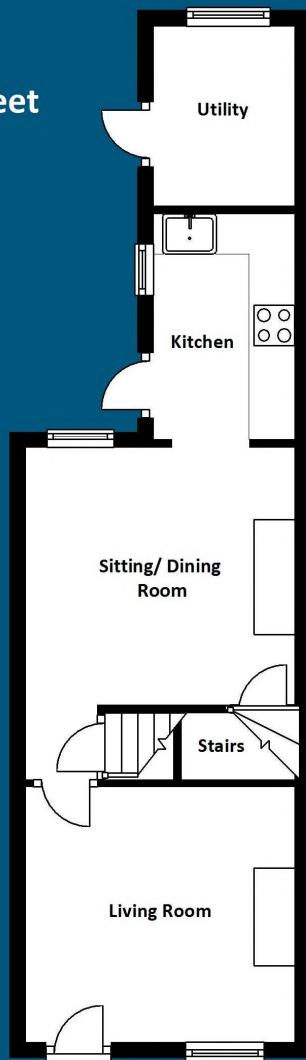




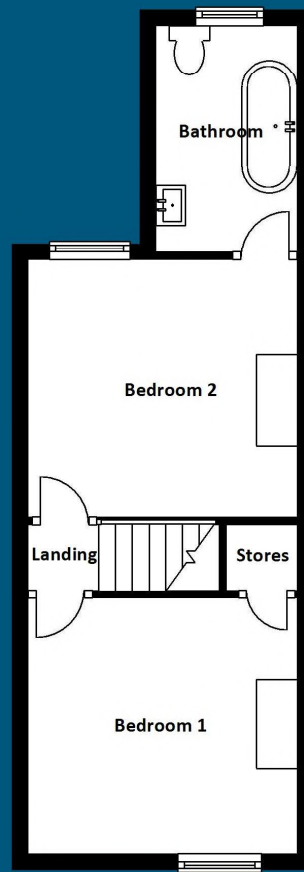
**Total Floor Area: 758.4sq feet
(70.5sq metres)
Approx.**



Basement
Approx.: 73.9sq feet
(6.9sq metres)



Ground Floor
Approx.: 364.2sq feet
(33.8sq metres)



First Floor
Approx.: 320.3sq feet
(29.8sq metres)



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

Thomas G Harvey for themselves and for the vendors of this property whose agents they are, give notice that:-

1. The particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Thomas G Harvey & Company or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Thomas G Harvey & Company, nor any person in their employment has any authority to make or give representation or warranty in relation to this property.